

**THE GREATER HARRODSBURG/MERCER COUNTY
PLANNING AND ZONING COMMISSION**

**109 Short Street
Harrodsburg, Kentucky 40330
(859)-734-6066**

Date: March 16, 2006

Time: 5:00pm

Special Called Planning and Zoning Meeting

MINUTES

1. Chairman Upchurch called the meeting to order:

1. Roll Call of Commission Members:

Commissioners Present:

Bob Upchurch
Rosetta Johnson
John Goodlett
Bill Randolph
Boone Logan

Staff Present:

David Patrick, Attorney
Shawn Moore, Exec. Director
Jane Campbell, Adm. Asst.

2. OLD BUSINESS:

- 1. Site Plan – Chimney Rock Marina** – submitted by Jeff Ruttenberg for the purpose of showing the existing and proposed structures and for the construction of a 2,500 square foot dock store and kitchen located on 250 Chimney Rock Road in Mercer County, Kentucky. The zoning map indicates this property is zoned B-2 (General Business). A motion was made by Commissioner Logan and seconded by Commissioner Johnson to approve the plat as submitted pending a signature from Lake Village Water Association which is missing on the plat. Roll call vote was unanimous. Motion carried.

3. NEW BUSINESS:

A motion was made by Commissioner Randolph and seconded by Commissioner Logan to close the business meeting and open the public hearing for the purpose of taking public comment on the zoning district assigned to the proposed annexations. Motion unanimously carried.

1. Annexation – Escalade Properties, LLC. – submitted by AGE Engineering for the purpose of annexing 39.817 acres into the City of Harrodsburg. The property is located to the west of and directly adjacent to Cherry Tree Plaza on US 127 in Mercer County, Kentucky. Staff and TRB recommended that this entire tract of land be assigned R-2 as it will border an already existing R-2 district which is the Alexander and Virginia Heights subdivisions. The current county zoning on this property is R-2. With no opinion or opposition from the public, the Commission moved to the next item.

Staff recommended that all three annexation plats be reviewed during the same public hearing and that any motions be held until completion of the public hearing.

2. Annexation – City of Harrodsburg – submitted by Estes Engineering for the purpose of annexing two separate areas along US 127 South and the US 127 By-Pass totaling 343.431 acres into the City of Harrodsburg.

1. The Southeast area of the annexation request is from the south side of Beaumont Avenue east of U.S. 127 and the southern portion of the U.S. 127 By-Pass loop, encompassing about 99 acres including the Conover, Curtsinger, St. Andrew Catholic Church property and the Germann Estate. The properties are currently zoned agricultural in the county. Proposed zoning was assigned by staff and TRB and presented for commission review and public comment. The zoning districts assigned were designed in accordance with the Comprehensive Plan adopted by the city. With no opinion or comment from the public, the commission moved to the next item.
2. The Southwest area of the annexation request is from the western side of U.S. 127 South from Sparrow Lane to the northern edge of Brightleaf Subdivision. This property encompasses 244 acres. The land is presently owned by the Bradshaw, Long, Moore and Whitenack families. The current zoning on these properties in the county are Agricultural and Business Districts. Allen Whitenack was present and after being sworn in, presented testimony about the annexation request. He resides at 1272 Danville Road, Harrodsburg, Kentucky. Mr. Whitenack spoke in favor of the annexation request. He stated that he wants room for development and he wants the community to prosper. Mr. Whitenack is requesting a distance of a 1,000' depth from the highway. Zoning staff had initially recommended that a 500' depth would be sufficient for the property. Mr. Whitenack stated that he had no intention of developing the land in his lifetime, but he felt that a

500' depth from the highway would not be enough, as any large scale commercial development would require more than 500' in depth to develop. He cited the size of the current Wal-Mart and Kroger commercial development which is a minimum of 700' deep. Gus Faeth was present and after being sworn in, gave testimony regarding the annexation request. He resides at 515 Sparrow Lane, Harrodsburg, Kentucky. Mr. Faeth stated that he favored the R-1 zoning for the vicinity of Sparrow Lane due to the area consisting of mostly single-family homes and small farms. He did voice concern over a 1,000' depth approval for business. Don Long was present and after being sworn in, spoke in favor of the annexation request. He resides at 214 Sparrow Lane, Harrodsburg, Kentucky. Mr. Long spoke in favor of the annexation request. He was not opposed to the request of Mr. Whitenack regarding a 1,000' depth. Paul Moore, who resides at 176 Bud James Lane, Harrodsburg, Kentucky was present and after being sworn in, spoke on behalf of his father, Dr. Bacon Moore and expressed concern regarding the use of agricultural land and was concerned that he would still be able to utilize the property in an agricultural endeavor after the annexation was approved. Staff Attorney Patrick informed him that the use of the property as a farm would be allowed as long as they continued its current use until such time as they decided to begin commercial development of the property. He was not opposed to the request from Mr. Whitenack for a 1,000' depth. He stated that a 1000' depth would also be beneficial to his property instead of a 500' depth.

With no further public comment, a motion was made by Commissioner Logan and seconded by Commissioner Johnson to close the public hearing and re-open the business meeting. All commissioners voted affirmative. Motion carried.

MOTIONS

Regarding the Escalade Property annexation request, a motion was made by Commissioner Logan and seconded by Commissioner Goodlett to approve a city zoning designation of R-2 per staff recommendation with the following notation to be listed on the annexation plat: This annexation plat was reviewed, and zoning approved at a public hearing conducted by The Greater Harrodsburg/Mercer County Planning and Zoning Commission on 03/16/06. The zoning districts shown on this plat were created and assigned in accordance with section 3.4 of the Zoning Ordinance for the City of Harrodsburg, Kentucky. Roll call vote was unanimous.

Regarding the Southeast annexation plat presented, a motion was made by Commissioner Johnson and seconded by Commissioner Randolph to approve the city zoning districts assigned per staff recommendation of B-2 for the corner of the 127 By-Pass loop, B-1 for the small portion of Beaumont Avenue which is the Martin and Pyles property, and R-1 residential zoning for the city, with the following notation to be listed on the annexation plat: This annexation plat was reviewed, and zoning approved at a public hearing conducted by The Greater Harrodsburg/Mercer County Planning and Zoning Commission on 03/16/06. The zoning districts shown on this plat were created and assigned in accordance with section 3.4 of the Zoning Ordinance for the City of Harrodsburg, Kentucky. Roll call vote was unanimous.

Regarding the southwest annexation plat, a motion was made by Commissioner Logan and seconded by Commissioner Randolph per staff recommendation to zone 1,000' of Mr. Whitenack's property from the highway and 500' of Mr. Moore's property as B-2. The Bradshaw and Long properties as B-2, and the remainder of the Moore and Whitenack properties as R-1 residential, with the following notation to be listed on the annexation plat: This annexation plat was reviewed, and zoning approved at a public hearing conducted by The Greater Harrodsburg/Mercer County Planning and Zoning Commission on 03/16/06. The zoning districts shown on this plat were created and assigned in accordance with section 3.4 of the Zoning Ordinance for the City of Harrodsburg, Kentucky. Roll call vote was unanimous. Motion carried.

4. COMMUNICATION-BILLS-PERSONNEL:

1. Building Permit Refund Request – Permit #06-019 Eddie Hulker

Executive Director Shawn Moore presented to the Commission a building permit refund request on behalf of Eddie Hulker on 825 Keenon Road. Mr. Hulker requested the refund due to a decision that he would not build on the site the permit was issued to. A site visit by staff indicated that no construction had taken place. In accordance with the Fee Schedule, a \$40.00 administrative fee would be withheld from the refund if approved. The original permit amount collected was \$138.24. A motion was made by Commissioner Logan and seconded by Commissioner Randolph to refund permit #06-019 to Eddie Hulker in the amount of \$98.24. Motion unanimously carried.

With no further business before the commission, a motion was made by Commissioner Logan and seconded by Commissioner Goodlett to adjourn the meeting. Motion unanimously carried. The meeting adjourned at 6:10 pm.